

Section 8.15 - Supplemental Regulations

A. Front Yards

1. On all corner lots, the front yard setback shall be observed along the frontage of both intersecting streets, unless approved specifically otherwise on a final plat (see [Section 8.18 - Figure 4](#)). Where single-family, duplex and townhome lots have double frontage, extending from one street to another, or are on a corner, a required front yard shall be provided on both streets unless a side or rear yard building line has been established along one frontage on the plat, in which event only one required front yard need be observed (see [Section 8.18 - Figure 6](#)). The side and/or rear yards in the case of single-family, duplex and townhome uses shall be identified and the front of the structure shall not face the side or rear yard.
2. Where the frontage on one side of a street between two intersecting streets is divided by two or more zoning districts, the front yard shall comply with the requirements of the most restrictive district for the entire frontage (see [Section 8.18 - Figure 5](#)).
3. The front yard shall be measured from the property line to the front face of the building, covered porch, covered terrace or attached accessory building. Eaves and roof extensions or a porch without posts or columns may project into the required front yard for a distance not to exceed four feet (4'), and subsurface structures, platforms or slabs may not project into the front yard to a height greater than thirty inches (30") above the average grade of the yard (see [Section 8.18 - Figure 8](#)).
4. Minimum front yard setbacks and lot widths for lots with predominate frontage on the curved radius of a dedicated cul-de-sac street shall be as follows:

<u>Zoning District</u>	<u>Minimum Lot Width*</u>	<u>Minimum Front Yard</u>
SF-36	120'	40'
SF-30	120'	40'
SF-25	120'	40'
SF-20	100'	40'
SF-15	90'	40'
SF-12	80'	40'
SF-10	70'	30'
SF-8.4	60'	30'
Townhome (2F)	60'	30'

*Measured at the front building line

5. Visual clearance shall be provided in all zoning districts so that no fence, wall, architectural screen, earth mounding or landscaping three feet (3') or higher above the street center line obstructs the vision of a motor vehicle driver approaching any street, alley, or driveway intersection as follows:
 - a. At a street intersection, clear vision must be maintained for a minimum of twenty-five feet (25') across any lot measured from the corner of the property line in both directions (see [Section 8.18 - Figure 21 22](#)).
 - b. At an intersection with an alley, this clearance must be maintained for ten feet (10') (see [Section 8.18 - Figure 21 22](#)).
 - c. Shrubs and hedges three feet (3') or less in height, as measured from the centerline of the street, may be located in the visual clearance areas of all districts.
6. Gasoline service station pump islands may not be located nearer than eighteen feet (18') to the property line adjacent to a public street. Pump islands for a gasoline filling station may extend beyond the front building line but shall not be closer than fifteen feet (15') to